

**SITE NOTES**

OWNER-DEVELOPER - THE VILLAGES OF LAKE-SUMTER, INC.  
 990 OLD MILL RUN  
 THE VILLAGES, FLORIDA 32162

BUILDING SETBACKS = 5' SIDE YARD, 10' REAR YARD, 10' REAR YARD FOR DOUBLE FRONTAGE LOTS WITH WALLS, 7.5' FRONT YARD.

ALL STORM WATER MANAGEMENT FACILITIES AND STREETS TO BE CONSTRUCTED AND MAINTAINED BY VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 6

STREET LIGHTING TO BE INSTALLED BY UTILITY COMPANY. SINGLE FIXTURE LIGHTS GENERALLY LOCATED AT INTERSECTION, CUL-DE-SAC & ALONG THE ROADWAYS WITH AN APPROXIMATE SPACING BETWEEN LIGHTS BEING 300'.

LOCATED IN SECTION 23, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

NO LOTS ARE LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

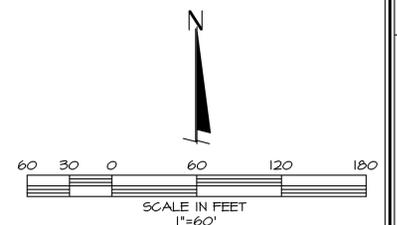
TRACTS 'A' & 'B' ARE RESERVED FOR LANDSCAPING AND BUFFERING.  
 TRACT 'C' IS RESERVED FOR RECREATION.

SITE DATA	
TOTAL ACRES	16.28 AC.
NUMBER OF UNITS	87
EXISTING ZONING	PUD
DENSITY (DU/AC)*	5.34 DU/AC
LENGTH OF ROADWAY INTERNAL TO UNIT	4,146 L.F.
MINIMUM LOT DIMENSION	40' x 40'
WATER & SEWER SUPPLIED BY	N.S.U.
IRRIGATION SUPPLIED BY	VILLAGE WATER CONSERVATION AUTHORITY
ELECTRIC SUPPLIED BY	S.E.C.O.

**EASEMENT LEGEND**

E.E. = INDICATES EMERGENCY EASEMENT FOR INGRESS AND EGRESS BY PROVIDERS OF FIRE, LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONNEL.

S.E. = INDICATES SPECIAL EASEMENT FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS.



DATE	1-18-10
DRAWN BY	DC
CHKD BY	JAH
FILE NAME	EDGEWATER
JOB NO.	9211411874

SHT. 3 OF 17

**FARBER**  
 ENGINEERS  
 SURVEYORS  
 AND ASSOCIATES, INC.  
 PLANNERS

Certificate of Authorization Number: 4709  
 4450 N.E. 63rd Road • Wilfredo, Florida 34786 • (352) 748-3126

**The Villages**  
 VILLAGES OF SUMTER  
 EDGEWATER COTTAGES

**SITE GEOMETRY, SIGNING & MARKING & SHEET INDEX**

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